

**BOARD OF ADJUSTMENT
CANCELLATION
AGENDA**

Study Session/Luncheon **Wednesday, October 26, 2016**
12 Noon, Mayor and Council
Conference Room City Hall,
255 West Alameda Street

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the Board's Rules and Regulations. Updates from City Attorney's Office.

Regular Meeting **Wednesday, October 26, 2016**
1:30 p.m., Mayor and Council
Chambers, City Hall,
255 West Alameda Street

Roll Call as Follows:

- () Steven Shell, Chairperson
- () Carolyn Eldridge
- () Jesse Lugo
- () Alán Huerta
- () Mark Jones
- () Frank Mascia

AT OR AFTER 1:30 P.M.

NEW CASES

**C10-16-08 FRIEL/PARISI GARAGE CONVERSION / MICHAEL FRIEL AND JANET
PARISI / 1202 EAST ALTA VISTA STREET, R-2**

The appellants, Michael Friel and Janet Parisi are appealing the Planning and Development Services Director's (PDSD) decision to deny Design Development Option (DDO) Case DDO-16-27. Case DDO-16-27 is a request to convert an existing detached garage to habitable space with reduced side and rear perimeter yard setbacks. The appellants filed a Design Development Option (DDO) application with the Planning and Development Services Department requesting the zoning approval necessary to allow the detached garage to be converted with existing setbacks closer to the property's south and east lot lines. The DDO application was denied by PSDS Director, finding the project not in compliance with Tucson *Unified Development Code (UDC)* Section 3.11.1.D.1.f, g, i, j and 2.b and e. The appellants are requesting a reversal of the Planning and Development Services Director's decision to deny DDO-16-27.

Tucson *UDC* sections applicable to this project include Section 3.11.1.D (DDO Findings); Section 4.7.9 and Table 4.8-2 which provides the use specific standards applicable to residential development in the R-2 zone; Sections 6.3, 6.4, 6.5 and 6.6 which provide the development standards for all principal and accessory structures; and, Section 3.10.2 which provides for the Board of Adjustment to hear and decide on appeals made to the Planning and Development Services Director's decision on DDO applications; and Section 2.2.6.C.3 which states that the DRB reviews, for recommendation to the Board of Adjustment, appeals of Planning and Development Services (PDSD) Director decisions on DDO applications and shall in formulation of its recommendation utilize the same criteria, as provided in Section 3.11.1.D.1 and 2 (DDO General and Specific Findings) required of the PDSD Director in making the decision.

C10-16-09 BORBOA RESIDENCE PORCH ADDITION / HENRY BORBOA AND JONI L. CLAUSEN / 8449 EAST BEVERLY STREET, R-1

The applicants' property is an approximately 8,276 square foot lot zoned R-1 "Residential" and is developed with a single-family residence with an attached porch. The porch was constructed without prior zoning approval or permits. The applicants are seeking the necessary zoning approval to allow the attached porch at the rear of the residence to remain, as constructed with a reduced setback. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone and Sections 6.3.4, 6.4.5 and Table 6.3-2.A which provide the development standards applicable to all principal and accessory structures. The applicants are requesting a variance to allow the porch addition to remain with a reduced perimeter yard setback, all as shown on the submitted plans.

C10-16-10 PEDROZA AND CREMISI DETACHED CARPORT / MARIA PEDROZA AND CAROLINE CREMISI / 1214 NORTH FORGEUS AVENUE, R-1

The applicants' property is an approximately 5,663 square foot lot zoned R-1 "Residential". The property is developed with a single-family residence and detached accessory structure (carport). The detached carport was constructed without prior zoning approval or permits. The applicants are seeking the necessary zoning approval to allow the detached carport to remain, as constructed in the area of the property defined as the front yard. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone and Sections 6.3.4, 6.4.5, 6.6.3, and Table 6.3-2.A which provide the development standards applicable to all principal and accessory structures. The applicant is requesting a variance to allow the detached accessory structure (carport), to remain as constructed in the area between the wall of the residence facing the street and the front street lot line, all as shown on the submitted plans.

C10-16-11 TUCSON MUSEUM OF ART/ CITY OF TUCSON / 140 N MAIN AVE, HC-1

The applicant's property is developed as a museum bordered along two street fronts, Alameda Street at the south and Main Avenue at the west. The applicant is seeking approval to retain two existing signs at 8 square feet along each street front, and add a 24 square foot sign to Main Avenue frontage and a 200 square foot sign to the Alameda Street frontage. Chapter 3 Sign Code sections applicable to this project include, but are

not limited to Article VI Signs By District, Division 3 Special Districts, Section 3-81 Historic District, which provides criteria on allowed number of signs per street frontage and allowed sign area per sign. The proposal also requires review and approval through the historic process. The applicant is requesting variances to allow more than one sign per street front and to allow signs to exceed 8 square feet, as shown on the submitted plans.

C10-16-12 GLOVER RESIDENCE DETACHED STORAGE BUILDING / BARBARA F. GLOVER / 931 EAST NAVAJO ROAD, R-2

The applicants' property is an approximately 11,000 square foot lot zoned R-2 "Residential". The property is developed with a single-family residence and detached accessory structure (storage building). The detached storage building was constructed without prior zoning approval or permits. The applicants are seeking the necessary zoning approval to allow the detached storage building to remain as constructed. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.9 and Table 4.8-2 which provides the criteria for residential development in the R-2 zone and Sections 6.3.4, 6.4.5, 6.6.3, and Table 6.3-2.A which provide the development standards applicable to all principal and accessory structures. The applicants are requesting variances to allow the storage building to exceed the maximum allowable height; to allow the combined total gross floor area of all accessory structures (200 square feet or larger) to exceed 50% of the combined total gross floor area of the principal structure, and to allow a reduced perimeter yard setback, all as shown on the submitted plans.

**CLOSE PUBLIC HEARING
OTHER BUSINESS:**

- A. Sign Code Training
- B. Chairman, Opportunity to Speak on Scheduled Agenda Items
- C. Vice Chairman, Same Opportunity
- D. Members, Same Opportunity
- E. Staff, Same Opportunity
- F. Adjournment